



**GRAFTON**  
Massachusetts

**EXHIBIT 23**

**COPY**

Joe Laydon <laydonj@grafton-ma.gov>

**Fwd: 11 Wheeler Road - Flexible Development Plan**

Bob Hassinger <r.hassinger@ieee.org>  
To: Joe Laydon <LaydonJ@grafton-ma.gov>  
Cc: Ken Crater <ken@control.com>, Bob Hassinger <r.hassinger@ieee.org>

Sun, Sep 8, 2019 at 3:34 PM

Joe,

I received this and I am forwarding it for inclusion in the record.

Bob

**RECEIVED**

SEP - 9 2019

**PLANNING BOARD  
GRAFTON, MA**

Begin forwarded message:

**From:** "Ken Crater" <ken@control.com>  
**Subject:** RE: 11 Wheeler Road - Flexible Development Plan  
**Date:** September 7, 2019 at 6:32:38 PM EDT  
**To:** "Rob Aberg" <wildcatrob@gmail.com>, "Justin Compton" <just.a.compton@gmail.com>  
**Cc:** "Bob Hassinger" <r.hassinger@ieee.org>

Hi Rob and Justin (cc: Bob),

I truly hope this gets voted down. I see no rationale, certainly no public interest, in waiving portions of our subdivision regs that were established for a reason. I think that is especially true in this case, where the proximity to both GLT conservation land and sensitive water resources point instead to the need for vigilant enforcement of all applicable protections. These houses, if established, will be forever. Even as they age and are torn down, the infrastructure will incent their replacement in perpetuity. Truly minor gestures like the proposed boardwalk are transitory in nature – long after they've rotted away (or need to be replace at the expense of GLT!), the environmental impact of the houses will remain. GLT members and the general public, instead of entering Gummere Wood through a wooded trail, will have a housing development looming over them. Nice.

By right, the landowner is allowed two houses on the parcel. Two houses are what should be allowed.

Unfortunately, due to another commitment, I won't be able to attend Monday's meeting (I had the previously scheduled date on my calendar, but it was postponed). I hope that continued resistance to this overreach is presented at the meeting and that the Planning Board does the right thing in the best interests of the town, the abutters, and the environment.

Best,  
Ken

**From:** Rob Aberg [<mailto:wildcatrob@gmail.com>]  
**Sent:** Thursday, September 05, 2019 5:53 PM  
**To:** Ken Crater  
**Subject:** Fwd: 11 Wheeler Road - Flexible Development Plan

Update on the flex plan.

Rob

----- Forwarded message -----

**From:** Travis Brown <[tbrown@andrews-engineering.com](mailto:tbrown@andrews-engineering.com)>  
**Date:** Wed, Sep 4, 2019 at 9:52 AM  
**Subject:** 11 Wheeler Road - Flexible Development Plan  
**To:** [LaydonJ@GRAFTON-MA.GOV](mailto:LaydonJ@GRAFTON-MA.GOV) <[LaydonJ@grafton-ma.gov](mailto:LaydonJ@grafton-ma.gov)>  
**Cc:** Rob Aberg <[wildcatrob@gmail.com](mailto:wildcatrob@gmail.com)>

Good morning Joe,

As discussed in our meeting last week, the applicant has considered the flexible development as a potentially viable option. I revised the flexible plan to better space the dwelling units out and have incorporated the previously discussed land swap that pulls the stormwater basin further from the GLT property. The result is approximately 2.75 acres of land that could potentially become part of the existing GLT land. In addition, the applicant is willing to consider providing a boardwalk over the muddy section of the trail, which based on field measurements is about 50 feet in length. I wanted to include Rob in this revision to get any feedback from the GLT perspective. Please let me know if you have any comments or questions on the revised plan. I would like to finalize the plan and provide to the Board prior to Monday. Thank you

Travis Brown

Senior Project Engineer

Andrews Survey & Engineering, Inc.

104 Mendon Street - P.O. Box 312

Uxbridge, MA 01569

T: (508) 278-3897

F: (508) 278-2289

email: [tbrown@andrews-engineering.com](mailto:tbrown@andrews-engineering.com)